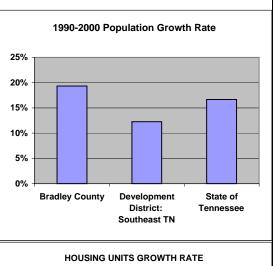
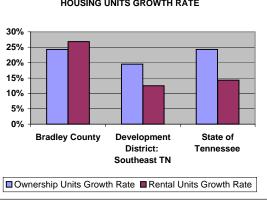
12/2/2002 THDA Research Planning

Population and Housing Market Profiles: Bradley County

		Development	
	Bradley County	District: Southeast TN	State of Tennessee
POPULATION			
Census 2000 Population	87,965	566,257	5,689,283
1990-2000 Population Growth Rate	19.3%	12.3%	16.7%
MINORITY POPULATION			
African American population			
Census 2000	3,794	72,011	953,349
1990-2000 Growth Rate	30.8%	17.0%	22.5%
Asian & Pacific Islander population			
Census 2000	703	6,437	73,505
1990-2000 Growth Rate	203.0%	116.4%	130.9%
Hispanic population			
Census 2000	1,822	9,415	123,838
1990-2000 Growth Rate	155.9%	191.2%	278.2%
HOUSING UNITS & VACANCY			
Ownership Units			
Census 2000	23,507	158,135	1,561,363
Ownership Units Growth Rate	24.3%	19.5%	24.3%
Owner Market Vacancy rates	1.5	1.4 - 3.4	2.0
Rental Units			
Census 2000	10,774	67,739	671,542
Rental Units Growth Rate	26.8%	12.5%	14.3%
Renter Market Vacancy rates	9.6	7.8 - 11.5	8.8
AGE OF HOUSING STOCK			
Percent of units built before 1960	18.1%	27.8%	25.4%
Percent of units built after 1990	25.1%	20.0%	23.5%





BRADLEY Page 7

12/2/2002 THDA Research Planning

Population and Housing Market Profiles: Bradley County Development Homeownership Rates: 1990 & 2000 Bradley District: State of County Southeast TN Tennessee 80% HOMEOWNERSHIP RATES 75% Census 2000 68.6% 70.0% 69.9% 70% Census 1990 69.0% 68.7% 68.1% 65% MINORITY HOMEOWNERSHIP RATES **Bradley County** Development District: African American Census 2000 46.7% 45.1% 50.5% ■Census 2000 ■Census 1990 Census 1990 51.2% 42.6% 47.3% Asian & Pacific Islander Census 2000 50.3% 54.7% 50.3% Income Statiatics (2000 Census) Census 1990 43.6% 56.8% 45.1% Hispanic \$50,000 Census 2000 33.5% 39.1% 35.8% \$40,000 \$30,000 Census 1990 44.9% 48.7% 48.6% \$20,000 \$10,000 1999 Income (2000 Census) \$12,039 to Per Capita Median **Median Family** Per Capita Income \$18,108 \$21,593 \$19,393 Income Household Income \$22,959 to Income Median Household Income \$35,034 \$38,930 \$36,360 \$27,691 to ■ Bradley County ■ State of Tennessee Median Family Income \$41,779 \$48,037 \$43,517 % of Persons below Poverty Level Income Growth during the 1990s Per Capita Income 54% N/A 58% 14.0% 13.5% 13.0% 12.5% Median Household Income 36% 47% N/A Median Family Income 38% N/A 47% Poverty Status in 2000 Bradley County Development State of Persons below Poverty Level 746,789 District: 10,463 73,225 Tennessee Southeast TN Families below Poverty Level 2,240 16,229 160,717

13.3%

13.5%

% of Persons below Poverty Level

12.2%

BRADLEY Page 8

12/2/2002 THDA Research Planning

Population and Housing Market Profiles: Bradley County Development Bradley District: State of Housing Cost Burden in 2000 Southeast TN Tennessee County 40% Home Values & Owner Cost Burden 35% 30% \$52,300 to 25% 2000 median home value \$91,700 \$94,700 \$93,000 20% 1990-2000 increase in home value 66.7% 60.3% 15% Owner-cost Over 30 percent of income 19.1% 19.9% 18.1% 10% 5% Owner-cost Over 35 percent of income 14.8% 13.6% 14.5% 0% **Bradley County** Development State of **Gross Rent & Rent Burden** District: Tennessee 2000 median Gross Rent \$339 to \$510 \$455 \$505 Southeast TN 1990-2000 increase in Gross Rent 38.3% 41.5% N/A Gross Rent Over 30 percent of income 37.9% 36.5% 36.3% ■ Owner-cost Over 30 percent of income Gross Rent Over 35 percent of income 29.1% 29.3% 30.2% ■ Gross Rent Over 30 percent of income **Units with Other Housing Problems House Heating Fuel Used** Lacking complete plumbing facilities 150 1,438 14,340 13,324 Lacking complete kitchen facilities 149 1,528 80% Over crowding (over 1 person per room) 723 4,898 61,191 70% House Heating Fuel Used in 2000 60% 50% Electricity 71.4% 57.9% 52.1% 40% Utility Gas 16.4% 28.4% 36.0% 30% Bottled or LP Gas 8.8% 8.9% 7.2% 20% Recent Movers (2000 Census) 10% 0% Moved into the unit in 1999 or later 21.2% 19.2% 20.7% **Bradley County** Development State of 49.6% Moved into the unit in 1995 or later 49.9% 46.6% District: Tennessee 65.9% 62.5% 65.7% Moved into the unit in 1990 or later Southeast TN Mobile Home Units (2000 Census) 28,557 4,185 268,876 ■ Electricity ■ Utility Gas ■ Bottled or LP Gas

BRADLEY Page 9